

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
For
May 19, 2011
MEETING NO. 5-11**

APPLICATION: HDC2011-00540
ADDRESS: 1070 Copperstone Court
ACCEPTED: 4/26/11
45 DAY LIMIT: 6/17/11
OWNER: Stepping Stones Shelter
(Denise Fredericks, agent)
REQUEST: Install concrete pad for
emergency generator
STAFF: Robin D. Ziek



PROJECT SUMMARY:

The applicant requests approval to install a concrete pad at the rear of the building for the existing HVAC equipment and a new emergency generator.

STAFF RECOMMENDATION:

Staff recommends approval, given the following findings:

The proposed location at the rear of the house is appropriate, as it will have no effect on the essential form and integrity of the historic property. The work meets the *Secretary of the Interior's Standards #2* ("...The removal of historic materials ... or alteration of ... spaces that characterize a property shall be avoided.").

[DRAFT MOTION OF APPROVAL:]

Finding HDC2011-00540, for installation of a concrete pad for existing HVAC equipment and a new emergency generator, in compliance with *Secretary of the Interior's Standard #2*, and finding no negative impact on the architectural significance of the building with this proposal, I move approval of the application.

BACKGROUND:Historic Significance:

The Stepping Stones Shelter is located in the early 20th century farmhouse associated with Rockville's farming heritage, and specifically, with the Dawson family's farm. The house was constructed in 1912 in the Craftsman style. It has stucco siding, and a wrap-around front porch. Dawson Farm Park is located immediately to the south and west of the house. The property at 1080 Copperstone Court is a 19th century farmhouse also associated with the Dawson family and Dawson Farm Park.

Property Area: .873 acres
Structure Area: 5,440 sf
Zone: PD-DF

City of Rockville Permits Required:

HDC Certificate of Approval
Electrical permit

DISCUSSION OF THE PROPOSED PROJECT and MATERIALS:

The shelter provides emergency housing for families in need of the programmatic assistance with job training and finding a permanent home. They operate 24 hours a day, and have found the frequent power outages to be disruptive to their program and for the families enrolled in the program who actually live at the site.

The applicant proposes bundling the location of exterior HVAC equipment with the installation of an emergency generator to provide electricity during power outages. A concrete pad will be poured adjacent to the back porch at the rear of the house, and all the equipment will be placed on the new pad.

This location is suitably out of the general public view of the property, and will have not effect on the historic significance of the property. Adaptive reuse of a historic property will involve non-historic alterations, and the proposed alteration is modest in scale.

OTHER CONSIDERATIONS:

Tax credits do not apply to exterior landscape elements or HVAC/electrical equipment.

COMPLIANCE WITH GUIDELINES:

Staff finds that the proposed work is compatible, and meets the Secretary of the Interior's *Standards for Rehabilitation* # 2.

Secretary of the Interior's Standards for the Treatment of Historic Properties (1995)**Standards for Rehabilitation**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- ▶ 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION: Full house generator

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS		
	NUMBER, STREET & ZIP		
	<u>1070 Copperstone Court 20852</u>		
	SUBDIVISION	LOT	BLOCK
		<u>61</u>	
	ZONING	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet)
			<u>.87334 acres</u>
APPLICANT*	FIRST	MAILING ADDRESS - NUMBER, STREET CITY, STATE ZIP	
	LAST	PHONE / FAX / E-MAIL	
	<u>Denise</u>	<u>Box 912</u>	<u>301-251-0567</u>
	<u>Fredericks</u>	<u>Rockville MD 20848</u>	<u>dfredericks-sss@yahoo.com</u>
PROPERTY OWNER	FIRST		
	LAST		
	<u>Denise</u>		
	<u>Fredericks</u>		
ARCHITECT Registration #	COMPANY		
	LAST	FIRST	
	<u>Ginalick Electric, Heating, & Air Conditioning</u>		

SCOPE OF WORK		
<input type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input checked="" type="checkbox"/> OTHER <u>emergency generator</u>

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary): Installation of concrete pad and emergency generator to power the shelter during summer & winter storm power outages. Our shelter operates 24 hours a day. See specifics attached.

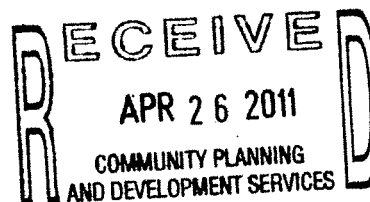
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF	
Application #:	<u>HDC 2011-00540</u>
Public Hearing Date:	
Decision	<input type="checkbox"/> Approved <input type="checkbox"/> Staff Approval
	<input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions
45 Day Review Date:	
Staff reviewer:	

Signature of Applicant

[Signature]

Received by:	<u>Robin Ziele</u>
Accepted by:	<u>Robin Ziele</u>
Date:	<u>4/26/2011</u>



See reverse side
Revised 3/07



HDC

APPLICATION CHECKLIST

HISTORIC DISTRICT COMMISSION (HDC)

Please complete this checklist and include it as part of the application submittal. Each item on the checklist must be contained in the application packet. If items are missing, the application cannot be accepted. This checklist must be included with the submittal when filing with staff.

Submit twelve (12) copies of all documents

IMPORTANT NOTE: AN ACCEPTABLE AND COMPLETE HDC SUBMITTAL INCLUDES ALL OF THE FOLLOWING ITEMS
 – Any submittal package filed with the Historic Preservation Office that does not contain each and every item on this checklist cannot be accepted and will be returned to the applicant.

For Staff Use Only		
Submitted	Received	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A detailed site plan no larger than 11"x17"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping plan (required for tree removal, new construction and substantial landscape plans or alterations).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural drawings including floor plans, elevations and sections no larger than 11"x17"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs of areas affected
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sample materials or brochures with materials specifications if any change from original materials is proposed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional information as requested by Historic Preservation staff

Comments on Submittal: (For Staff Use Only): _____

The following additional information is required as part of this application for certificate of approval by the Historic District Commission:

Stepping Stones Shelter serves homeless families in Montgomery County. Our services are provided 24 hours a day, 7 days a week. Clients living in our shelter have been through various stages of trauma and we do our best to prevent additional crisis. We do this by providing a warm, comforting and stable homelike environment. This past year our power went out 3 times during summer + winter storms, causing our families to temporarily relocate. With the addition of an emergency generator we will be able to keep all residents in the shelter.

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 APR 26 2011
 COMMUNITY PLANNING
 AND DEVELOPMENT SERVICES



SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

2. COMPLIANCE WITH GUIDELINES

Projects must comply with the City's *Technical Guides for Exterior Alterations*, available via the Internet at www.rockvillemd.gov/historic/tech-guides.html or in printed form at the Department of Community Planning and Development Services.*

3. FILING LOCATION

Applications must be filed with the City of Rockville Community Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD. Applications will not be accepted until they are determined to be complete by City staff. The application must be filed by the last Tuesday of the month prior to the scheduled Historic District Commission meeting.

4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

5. HEARING/MEETING APPEARANCE

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

6. FILING DEADLINES

Applications are due by the last Tuesday of the month preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division.

7. SIGN

A sign will be posted by the City staff on the property announcing the public hearing by the Historic District Commission approximately one week prior to the meeting.

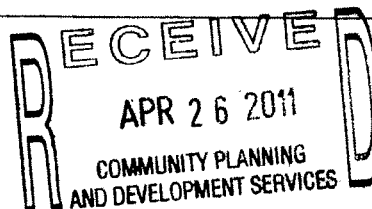
Applicant's Signature

4/25/11

Date

*In addition to the City's Technical Guides for Exterior Alterations (see #2 above), applicants may also find it useful to consult the following publications:

- The Secretary of the Interior's Standards for Rehabilitation: www.cr.nps.gov/hps/tps/standards/rehabilitation.htm
- The HDC's Adopted Architectural Design Guidelines: www.rockvillemd.gov/historic/guidelines1977.htm



**GINALICK ELECTRIC, HEATING &
AIR CONDITIONING CO., INC.**

P.O. BOX 0907
MT. AIRY, MARYLAND 21771-0907
(301) 831-5864
FAX (301) 831-0402
www.ginalick.com

"A WOMAN OWNED COMPANY"

November 15, 2010

Stepping Stones Shelter, Inc.
Denise S. Fredericks, Executive Director
PO Box 712
Rockville, Maryland 20848-0712

Dear Ms Fredericks,

I am pleased to submit a proposal to install a new Generac emergency generator. After an onsite visit, a review of the property, existing electrical, a proposal has been formulated. The opportunity afforded this company in presenting a proposal is greatly appreciated.

I am sure you will find that Ginalick Electric, Heating & Air Conditioning Co., Inc. strives to provide prompt, efficient, quality installations and service concerning all endeavors.

Ginalick Electric, Heating & Air Conditioning Co., Inc. (GEHACCI) proposes to furnish and install, to include all labor, materials, tools and equipment, the following:

1. GEHACCI will provide a new Generac emergency generator model # QT03016 30 KW 240 volt single phase steel unit.
2. GEHACCI will provide and install 2 200 ampere service entrance 12/240 single phase NEMA 3R automatic transfer switches.
3. GEHACCI will provide and install all power wiring from 400 ampere CT cabinet to new transfer switches.
4. GEHACCI will provide and install all power wiring from new transfer switches to the new emergency generator.
5. GEHACCI will provide and install all necessary control wiring from the emergency generator to the new transfer switches.
6. GEHACCI will provide and install a new concrete pad for the emergency generator (approximately 1400 pounds).
7. GEHACCI will provide and install a gas line and connection from the residence to the emergency generator.
8. GEHACCI will provide an extended 5 year parts and labor warranty for the emergency generator.

9. GEHACCI will provide quarterly maintenance with 4 maintenance kits and oil for quarterly service.
10. GEHACCI will obtain a Rockville City electrical and gas permit for the installation of the emergency generator.

In view of the above this proposal meets or exceeds all of the necessary features consistent with the standards of the industry. The cost of the above proposal will be Twenty One Thousand Seven Hundred Eighty Eight Dollars (\$21,788.00).

I welcome any further inquiry concerning the above proposal and encourage you to contact the office if you would like additional information. The opportunity afforded this company in presenting this proposal is greatly appreciated.

Sincerely,

Dr. Matthew Ginalick, Jr.
Ph.D., MBA, EE, ME, CEO

MG/ecp
Enclosure
Stepping Stone Shelter Nov 2010.doc

SCHEDULE OF VALUES:

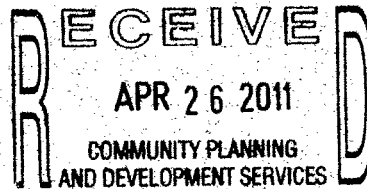
Deposit of \$14,000.00 upon contract signing

Final payment of \$7,788.00 upon completion.

Contract approval:

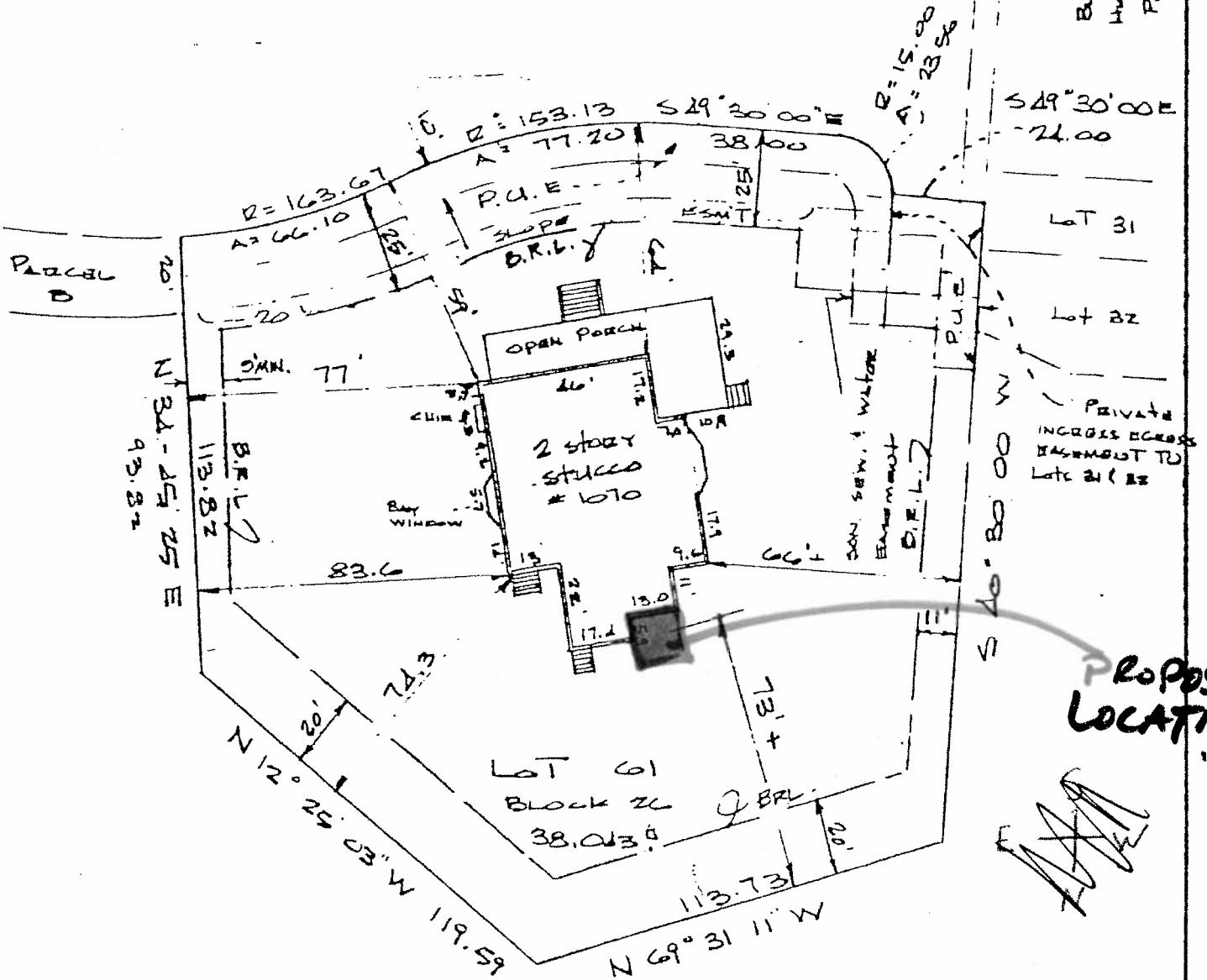
Printed Name

Signature



Plat 3 section 7 HUNGERFORD
P.B. 113
COPPERSTONE COURT

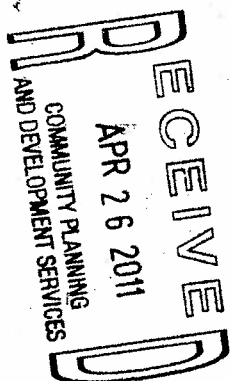
Block 26
HUNGERFORD
P.B. 113 P. 13335



PROPOSED
LOCATION

NOTE:
MINIMUM BUILDING
RESTRICTION LINES (B.R.L.)
SHOWN FOR EX. R. 60 ZONE

PARCEL E
Plat 5 section 7 HUNGERFORD
P.B. 120 P. 11172



**PURPOSED
LOCATION**

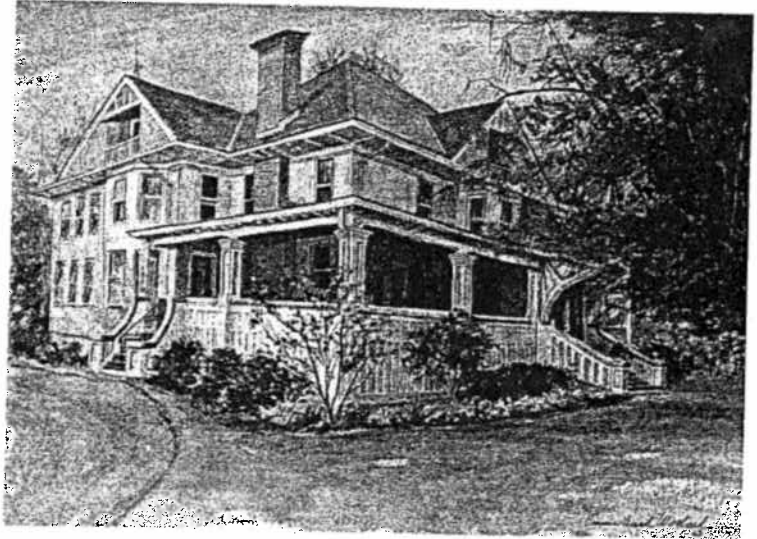
□ *proposed area
for emergency
generator. Currently
has concrete pad
with air conditioning
unit.*

Stepping Stones Shelter

ВЫСКОКА

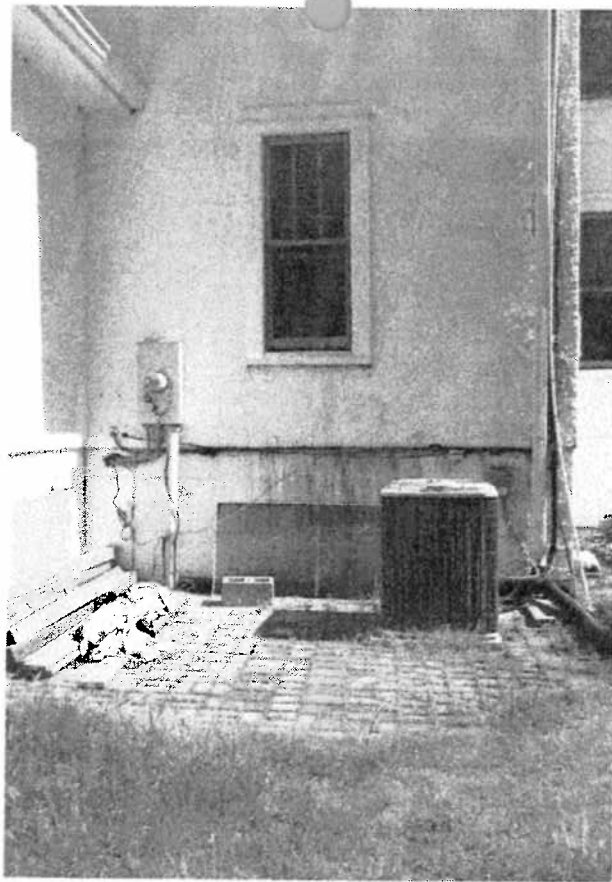
proposed generator →
at rear of property

Circular drive →



front of the house

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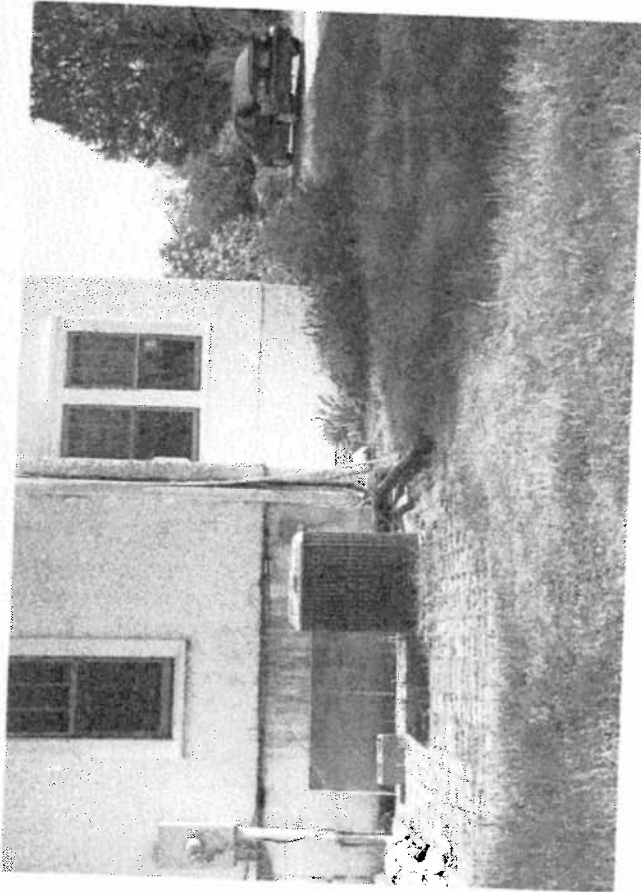


Rear of house where proposed generator will sit. Concrete slab will be poured where the bricks are currently.

4/24/11

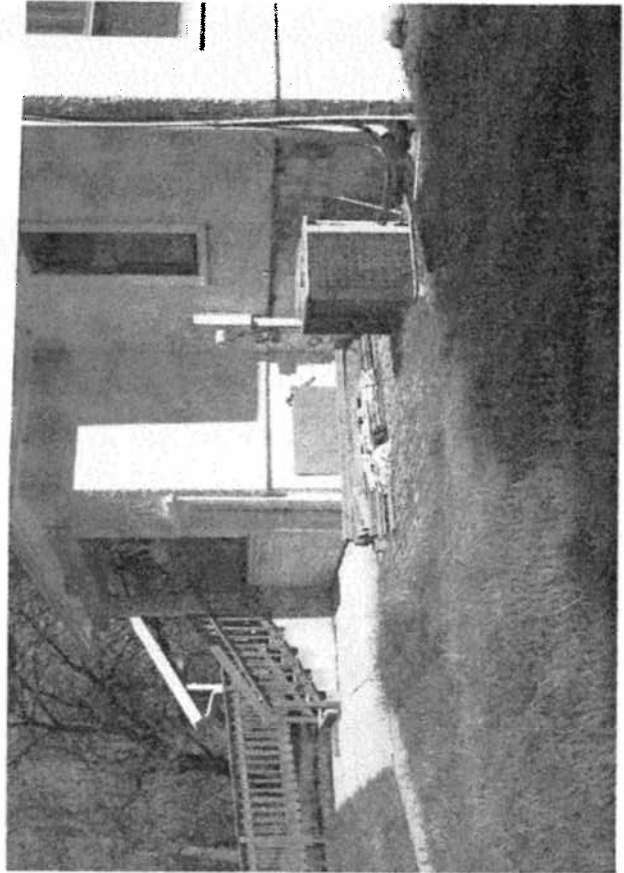
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View 2 of area for
proposed generator. Shows
portion of circular drive-



4/24/11

View 3 of proposed area -
looking at handicapped ramp.



4/24/11

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1.) Site Plan

a. Lot Dimension

SEE ATTACHED PLAT DIAGRAM

b. Building location within dimensions of lot

THE PROPOSED GENERATOR AND CEMENT SLAB WILL BE LOCATED IN THE REAR OF THE HOUSE (IN THE RED SQUARE ON DIAGRAM). THIS LOCATION CURRENTLY HAS BRICK PAVERS WHICH HOLDS THE CENTRAL AIR UNIT. THE BRICK WILL BE TAKEN UP AND A CEMENT SLAB WILL BE POURED WHICH WILL HOLD THE WEIGHT OF THE GENERATOR AND AIR CONDITIONING UNIT.

c. Dimensions and locations of drives, walks, fences, porches, patios, accessory buildings, planting areas, freestanding signs

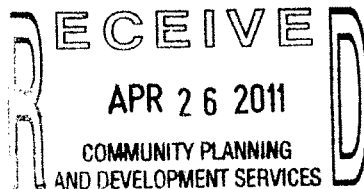
SEE ESTIMATE FROM GINALICK ELECTRIC, HEATING & AIR CONDITIONING CO FOR SPECIFICS ON GENERATOR.

d. North arrow, date and scale of plan

SEE PLAT DIAGRAM

2.) Landscaping Plan

SEE ATTACHED LANDSCAPING PLAN (WITH MODIFICATIONS AS TO THE CURRENT PLANTS. AREAS MARKED IN GRAY HAVE NOT BEEN PLANTED AS ORIGINALLY PROPOSED).



Proposal for Emergency Generator

April 25, 2011

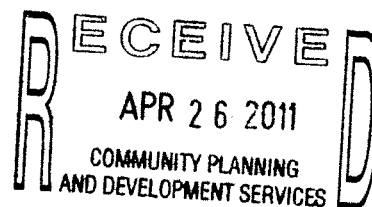
- a. Plant placement – NO PLANTS WILL BE DISTURBED DURING THE INSTALLATION OF THE GENERATOR. THE SPACE WHERE THE GENERATOR WILL BE PLACED CURRENTLY HAS BRICK PAVERS.
- b. Plant spacing –n/a
- c. Types/Species – n/a
- d. Number of each plant -n/a
- e. Height/spread at installation and at maturity – n/a

3.) Architectural drawings

- a. Number of stories and building height – n/a
- b. Siding dimensions – n/a
- c. Window/door dimensions, details and specifications – n/a
- d. Railing dimensions and details – n/a
- e. Roof plan – n/a
- f. Trim and architectural details – n/a
- g. Exterior stairs – n/a
- h. Chimney detail – n/a
- i. Sign location – n/a

4.) Photos

SEE ATTACHED





5.) Product information

- a. Patios – A NEW CEMENT PAD WILL BE INSTALLED TO ACCOMMODATE THE WEIGHT OF THE EMERGENCY GENERATOR.